085.0	0004	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	613,200 / 613,200
					USE VALUE:	613,200 / 613,200
					ASSESSED:	613,200 / 613,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		WEST COURT TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STROMSTEN SEAN
Owner 2:	HOFF AMY E
Owner 3:	
Street 1:	12 WEST COURT TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BROOKS MARY W/ETAL -
Owner 2:	LOCKERY CHRISTOPHER W -
Street 1:	12 WEST COURT TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,047 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4047.000	234,200		379,000	613,200
Total Card	0.093	234,200		379,000	613,200
Total Parcel	0.093	234,200		379,000	613,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.06 | /Parcel: 479.0

Legal Description

User Acct 53649

GIS Ref

GIS Ref

Insp Date 04/07/09

Entered Lot Size

Total Land:

Land Unit Type:

!6935!

PREVIOUS ASSESSMENT

Parcel ID 085.0-0004-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	234,300	0	4,047.	379,000	613,300	613,300	Year End Roll	12/18/2019
2019	101	FV	202,100	0	4,047.	373,600	575,700	575,700	Year End Roll	1/3/2019
2018	101	FV	202,100	0	4,047.	286,900	489,000	489,000	Year End Roll	12/20/2017
2017	101	FV	202,100	0	4,047.	270,700	472,800	472,800	Year End Roll	1/3/2017
2016	101	FV	202,100	0	4,047.	249,000	451,100	451,100	Year End	1/4/2016
2015	101	FV	191,000	0	4,047.	232,800	423,800	423,800	Year End Roll	12/11/2014
2014	101	FV	191,000	0	4,047.	214,400	405,400	405,400	Year End Roll	12/16/2013
2013	101	FV	191,000	0	4,047.	214,400	405,400	405,400		12/13/2012

PRINT

Date	Time
12/10/20	21:37:55

LAST REV

Date	Time
05/02/17	11:32:26

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6935

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROOKS MARY W/E	46713-28		12/22/2005		469,000	No	No		
BAMPTON SARAH E	25433-138		6/23/1995		205,000	No	No		Y

USER DEFINED

Prior Id # 1:	53649
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2004	959	Re-Roof	4,500					

ACTIVITY INFORMATION

Date	Result	By	Name
4/7/2009	Meas/Inspect	372	PATRIOT
4/8/2006	MLS	MM	Mary M
3/3/2000	Inspected	270	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	276	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4047		Sq. Ft.	Site		0	70.	1.34	6									378,988						379,000	

Total AC/HA: 0.09291 | Total SF/SM: 4047 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 378,988 | Spl Credit | Total: 379,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339442
Depreciation:	105227
Depreciated Total:	234215

COMMENTS

OF=TOILET OFF KIT.

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

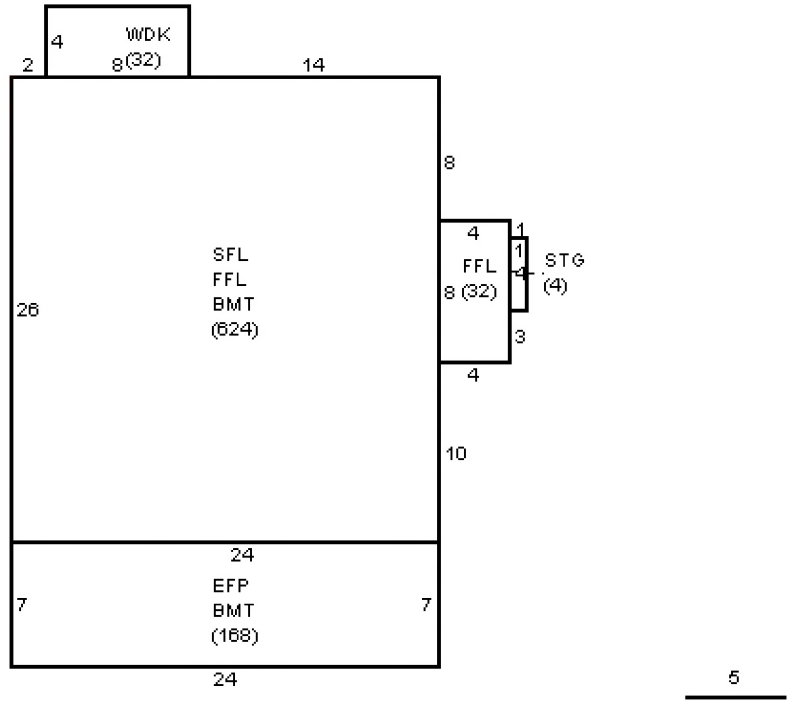
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	102.90
Final Total:	234200	Val/Su SzAd	182.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	52.120	41,278
FFL	First Floor	656	173.730	113,965
SFL	Second Floor	624	173.730	108,406
EFP	Enclos Porch	168	42.990	7,223
WDK	Deck	32	15.840	507
STG	Storage	4	15.840	63

Net Sketched Area:	2,276			Total:	271,442
Size Ad	1280	Gross Are	2276	FinArea	1280

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0004-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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